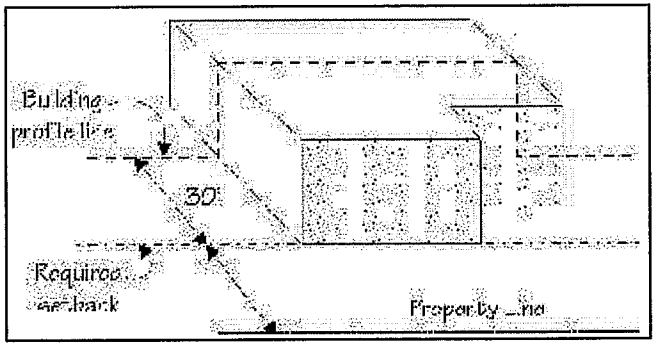
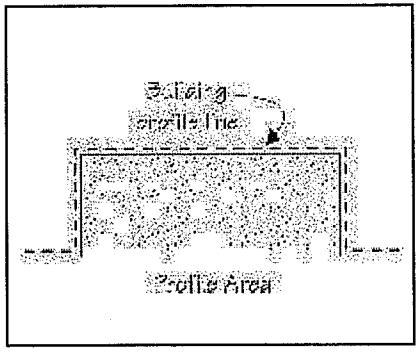
Guideline #1



E1a. Building Profile: A building profile is the outline of that portion of a building that comprises the building's 'presence' in the streetscape, generally that portion of the building located within 30 feet of the required front setback line. The profile line follows the highest and outermost surfaces of the building in that area.

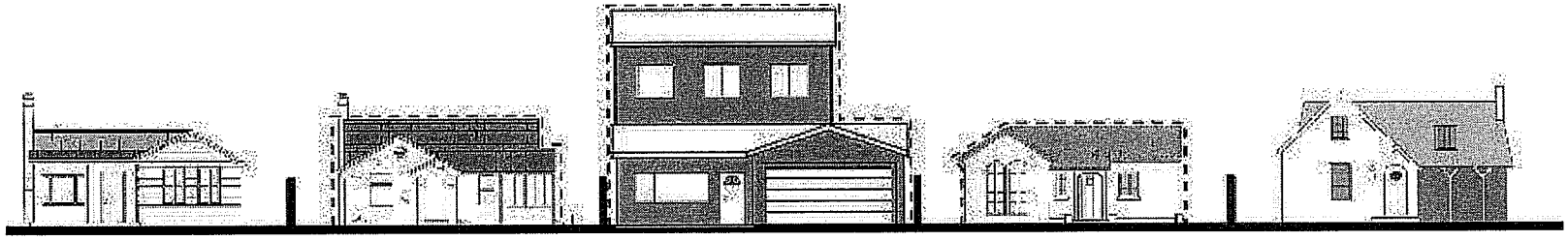


E1a. The profile area is the vertical area contained within the profile line.

E. BUILDING DESIGN/ARCHITECTURAL STYLE

1. The size and massing of new houses and additions should be compatible with the general scale and shapes of surrounding houses. On blocks where single story houses or small two story houses are the predominant block pattern, a second story addition or a new two-story house may require some particular attention in order to keep the perceived scale of the new construction compatible with the surrounding structures. Scale may be minimized by employing one or more of the following techniques:

   a. Limiting the "building profile" of the new house or expanded house to an area generally consistent with the profiles of adjacent houses.



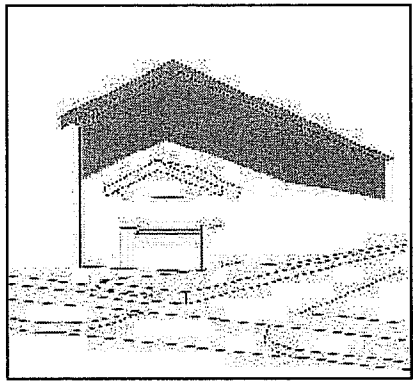
E1a. Middle profile area is significantly larger than adjacent profile areas.

b. Setting the second story back from the front and sides of the first story a distance sufficient to reduce the apparent overall scale of the building.

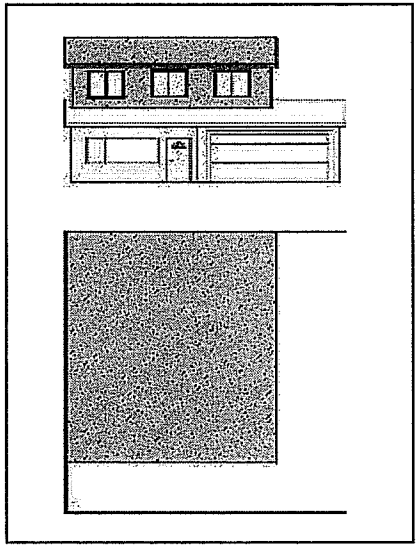
c. Significantly limiting the size of the second story relative to the first story, including any addition to the first story.

d. Significantly increasing the front and/or side setbacks for the entire structure.

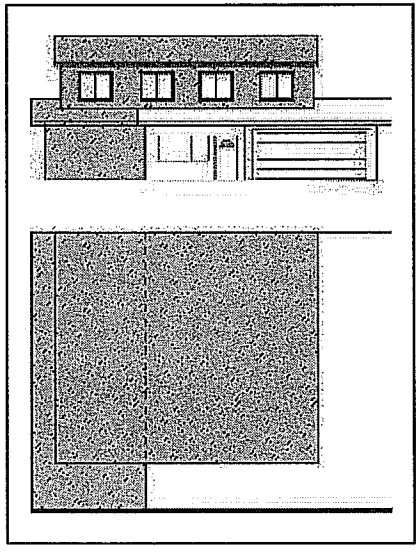
e. Placing at least 60 or 70 percent of the second story floor area over the back half of the first story.



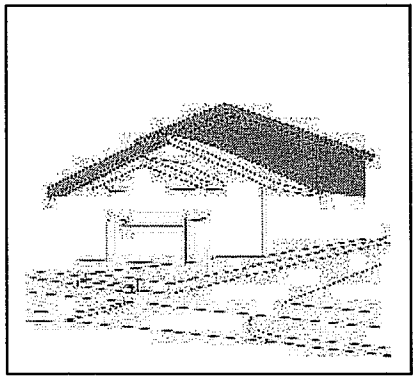
E1b. Large blocky second story overwhelms the original house and streetscape.



E1c & e. Elevation and plan views showing new second story significantly smaller than original one story house.



E1c & e. Elevation and plan views showing a new second story significantly smaller than new expanded first story.



E1b & e. Smaller set back second story in scale with and preserves streetscape lines of the original house.

f. Sloping the new roof back from adjacent houses.

E1f. New two story house with sloped roof on the left blends with adjacent single story house on that side but not with the single story house on the right.

g. Avoiding flat roofs on blocks with a predominant pattern of peaked roofs unless the building profile area of the flat roofed structure is no larger than the profile areas of the adjacent houses. See "building profile" figures in previous page.

h. The techniques above may be applied separately to each side of a house for compatibility with each adjacent house.

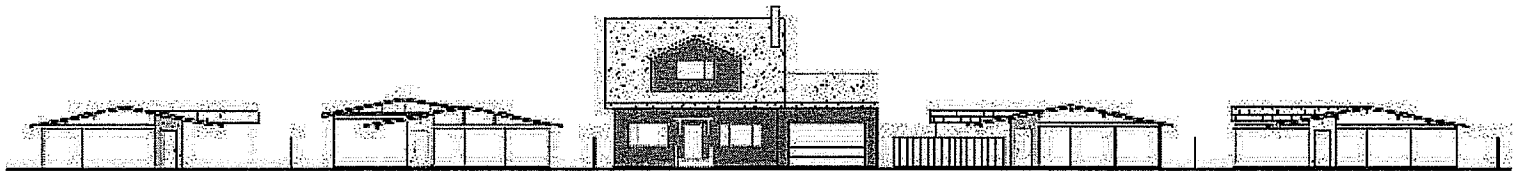
2. Architectural styles of new houses and substantial remodels should be compatible with the architectural styles found in the surrounding neighborhood. Compatibility can be achieved through:

a. Replication of a style commonly found in the near neighborhood.

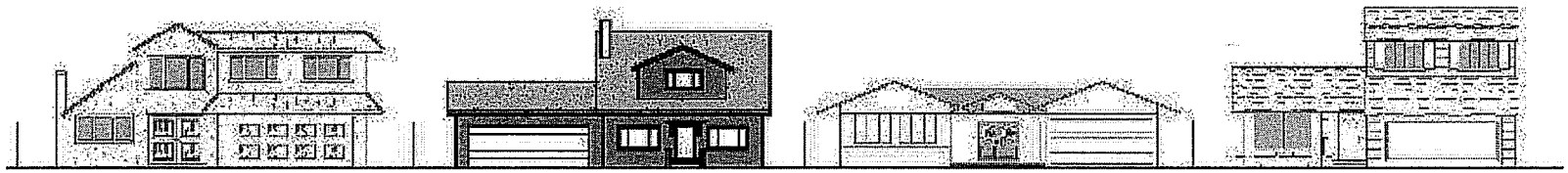
b. Use of an architectural style from the same era as styles commonly represented in the neighborhood, or

c. Use of a contemporary style that employs building scale, massing, roof lines, materials and building orientations that are commonly found in the neighborhood.

3. For blocks with a single established architectural style, new houses, additions and remodels should reflect that style or, at a minimum, blend with it in terms of massing, site orientation, materials, roof slopes, characteristic architectural features, etc.

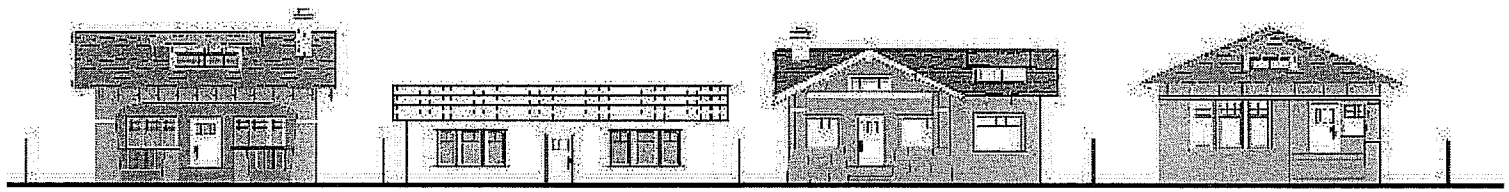


E3. Inappropriate new house on a block with a single established architectural style.

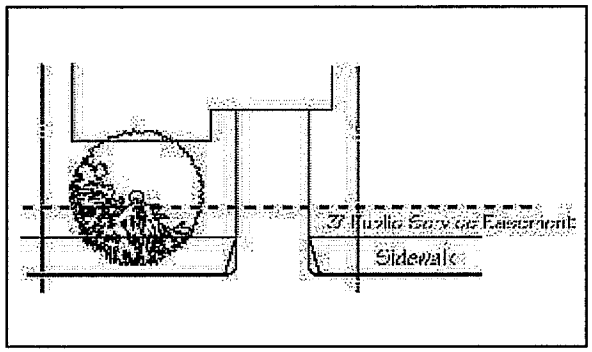


E3. New house blends with existing architectural style in terms of scale, orientation, materials and roof slope.

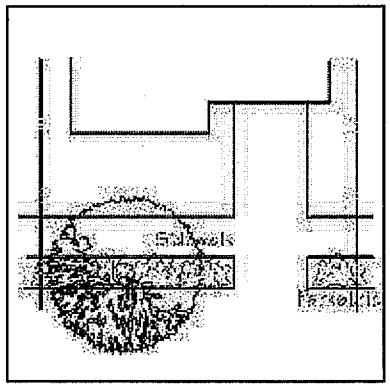
4. Architectural style and massing compatibility should include the elevation of floorplates. For example, in neighborhoods with houses set high on their foundations, new houses and additions should be set similarly high.



E4. New house is not compatible with its early 20th Century surroundings. It is out of scale and character with block pattern which includes elevated foundations and front porches.



F1. On blocks with no parkstrips, street trees should be planted in the front yard, preferably in the public service easement.



F1 & 2. Street tree and low growing plants in parkstrip.

5. Materials choices for new houses should be drawn from materials commonly found in the surrounding neighborhood.

F. PARKSTRIPS AND STREET TREES

1. Each residential lot should have at least one associated street tree, selected for consistency with the dominant and/or approved block street tree and planted in the parkstrip area if there is one or in the front yard if not.

2. In addition to one or more street trees, parkstrip areas should preferrably be planted with groundcover and/or other low-growing plants

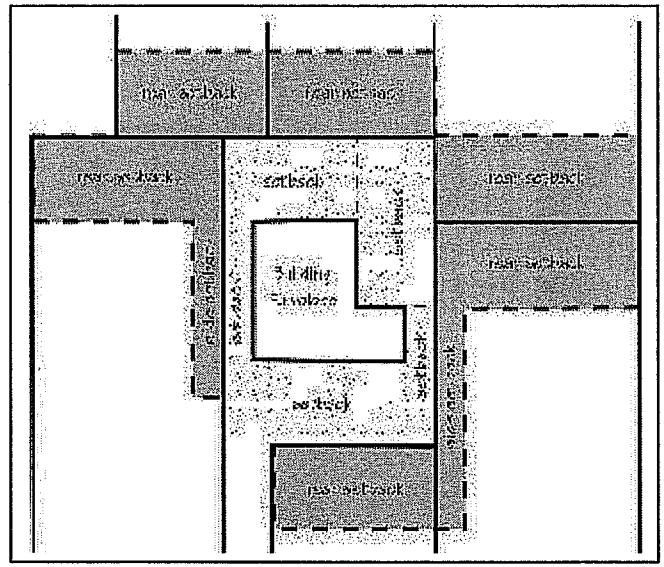
3. Where parkstrips have been paved over, sufficient paving should be removed to accommodate the street tree or trees.

G. FLAG LOTS

1. The scale and massing of new residential buildings on flag lots should be compatible with the scale and massing of the predominant pattern on surrounding lots.

2. Residential buildings on flag lots should maintain the same setbacks as are required on adjacent properties at each point along the common property line.

3. Residential buildings on flag lots should maintain a presence to the street. This may be achieved by placing rear buildings so that they are visible from the street.



G2. The residential buildings on flag lots should maintain the same setbacks as are required on the adjacent properties.

This Chapter addresses the design integrity of the individual building. While design integrity is important to the appearance of individual buildings, its importance in the context of these guidelines is equally related to the building's impact and "fit" in its neighborhood or on its block. The guidelines in this Chapter will be applied most rigorously in neighborhoods with distinct architectural character, for example, neighborhoods of older, pre-1950 structures or neighborhoods with a distinct single architectural style.

A. BUILDING FORM

1. The overall scale and massing of new houses and additions should be compatible with the block pattern. See the **BUILDING DESIGN/ARCHITECTURAL STYLE** section under ***NEIGHBORHOOD PATTERNS*** for techniques which reduce scale and mass.

2. The scale and mass of any portion of a new house or addition facing a public street should be compatible with those of adjacent houses and/or with the predominant scale on the block.

3. Building forms should be varied enough to avoid monotony and to be compatible with surrounding houses, but should still be simple and elegant.

4. The floor area of second stories should generally be significantly smaller than the floor area of the first story, unless the architectural style of the house is a traditional one and dictates a simple two story 'box', for example Italianate Victorians, several 'colonial' and 'classic' styles, etc., and the building profile area is not significantly greater than the dominant pattern on the block.

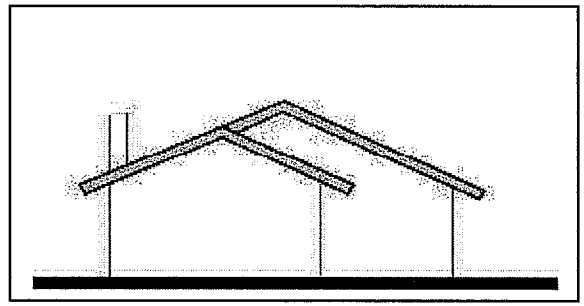
5. All roof slopes on a single building should have the same angle unless different slopes are inherent in the design system, such as for gambrel roofs or some shed roofs.

B. ARCHITECTURAL STYLE

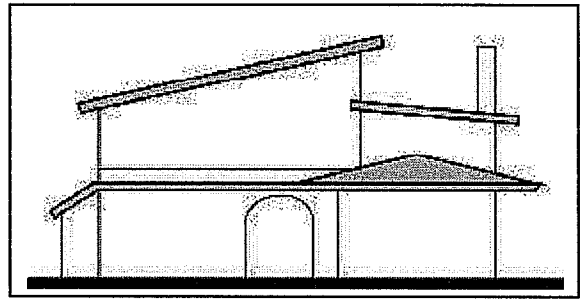
1. For additions and remodels, the architectural style of the building elements listed below should be generally consistent with that of the existing dwelling, unless an objective of a remodel is to change the existing style to another one or to upgrade one or more of the building elements, for example to replace aluminum window frames with wood ones. For new houses or houses with substantial remodels constituting a change in architectural style, individual building elements should be employed for architectural consistency. In general, the following building elements should be stylistically consistent for each building:

   a. ***Overall Style***
   The overall style of each house should be consistent on all sides of the building as well as among all portions of the roof. Particular care should be taken that building elevations and roof elements visible from streets and other public or quasi spaces are stylistically consistent. Consistency should be determined by evaluating each of the building components below.

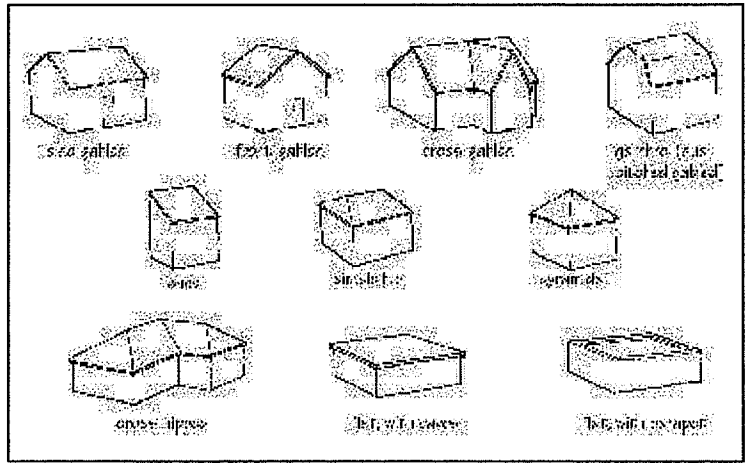
   b. ***Siding Materials***
   Siding materials should be appropriate to the style and style era of the house. For example, materials developed after the establishment of a particular architectural style are not appropriate on buildings of that style unless the new material is a high quality and deliberate reproduction of the original material. The same siding material should be used on all building elevations unless multiple materi-



A5. All roof elements should have the same slope.



A5. Roof elements with varied slopes result in a building that looks confused and unattractive.



B1d. Common roof styles and types.

als are a legitimate expression of the particular style. See Chapter IV ARCHITECTURAL STYLES for examples of architectural styles and appropriate siding materials.

c. ***Roof Materials***
Roof materials should be appropriate to the style of the house and, except for flat roofs or flat roof portions, should be the same product for the entire roof system. New materials designed for fire resistance are entirely appropriate as long as they replicate the traditional material, e.g., composition or concrete products designed to look like wood shingles or shakes.

d. ***Roof Lines and Roof Slopes***
Roof types and slopes should be generally the same over all parts of a single building. Exceptions are roof styles or architectural styles that traditionally involve varying slopes such as gambrel roofs and "Sea Ranch" style shed roofs, or, architectural styles that sometimes mix flat and sloped roofs, such as the Mediterranean style. In addition, gable and hip roof elements are often used in combinations and very small gable or shed roof elements used over dormers or to highlight or shield a prominent window or windows are generally appropriate.

e. ***Window Styles and Frame Materials***
Window styles (double hung, casement, sliding, fixed, etc.) and frame materials (aluminum, wood, steel, etc.) are particularly important expressions of architectural style and should always be consistent among all elevation of a building. Window styles may vary depending on the specific use or size of the window for some architectural styles. Frame materials should never vary on a single building except in some limited cases where the frame material is being upgraded. See Chapter IV ARCHITEC-

TURAL STYLES for examples of appropriate window styles and frame materials.

f. ***Window Sizes and Proportions***
Window sizes and proportions are also important expressions of architectural style and should be consistent with the architectural style of the house. For example, Victorian windows are typically tall and slender, Ranch Style windows are most often wider than they are high, International Style windows are often square, etc. While windows sizes on a single house most often vary by the purpose of the room, several styles, e.g., Craftsman Bungalow and American Revival styles, typically include largely uniform window heights all around the building. Several styles also traditionally employ the same window repeated in groups of two, three or four as a fundamental expression of the style.

g. ***Trim Styles, Materials and Dimensions***
Window, door and eave trim should be consistent on all elevations of the house, in terms of material, material dimensions and decorative features such as shape, carving, routing, reveals, etc. Replicating the original trim style for additions or remodels of older, traditional styles is particularly important.

h. ***Decorative Features***
Decorative features such as corbels, bargeboards, porch or balcony rails and columns, other columns and capitals, window sills, carvings and any other decorative elements should be consistent as appropriate over the entire building. Some elements such as corbels, bargeboards and decorative window trim should be consistent on all parts of the house, while others such as porch and balcony rails may apply only to those individual structures, typically

those located at or near the front of the house. For purposes of decorative features, consistency means the same materials, dimensions and design elements. Decorative consistency is perhaps most critical for additions to houses with architectural styles which include decorative features as important elements of the style. Simple decoration added to a house previously without decorative features is not precluded.

i. ***Garage Location***

The locations of new garages should be consistent with the predominant block pattern. In neighborhoods with detached garages located at the rear of the lots, new garages should also be detached and located near the rear of the lot. Garages on such blocks may be attached if they are located behind the house (not visible from the street) and/or are set back at least 60 feet from the front property line, and the driveway paving is limited to a single car width in the front setback area. New garages on attached-garage blocks may be either attached or detached.

Guideline #2

3. Design Techniques

New homes constructed in existing single family neighborhoods are likely to be larger in area than neighboring homes unless adjacent homes are of recent vintage. They may also be two stories in height in contrast to many older one story neighborhoods. Care is required in the siting and design of these new homes to avoid overwhelming the neighborhood with structures that are at great odds with the scale and bulk of existing nearby homes, and to minimize their impact on the livability of their immediate neighbors. Likewise, second story additions to existing homes, unless sensitively designed, can substantially change the scale and character of a neighborhood.

Sunnyvale neighborhoods vary from one to the next, but for the most part each has a distinctive character based on home size and style, setbacks, building materials, roof type, and front yard landscaping. These techniques provide assistance in the siting of new homes, in the layout of floor plans and building masses, and in the development of exterior forms and details.

The intent of these guidelines is to allow flexibility in architectural style and character while respecting the scale and texture of the adjoining neighborhood.

3.1 NEIGHBORHOOD PATTERNS

Respect neighborhood home orientation and setback patterns

Most neighborhoods have a fairly uniform pattern of home orientation (i.e., parallel or perpendicular to the fronting street) and setbacks from front and side property lines. These patterns should be respected and repeated unless their are significant constraints to doing so apart from the those created by an applicant's desire for floor area beyond that common for the neighborhood.

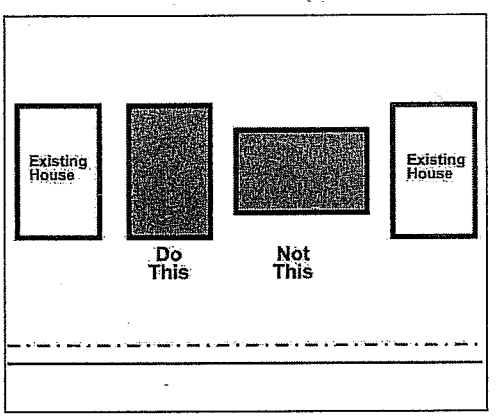
A. If setbacks along a street front are uniform, match that setback.

B. In cases where setbacks and/or orientations are varied in the neighborhood, new homes should match those of adjacent homes.

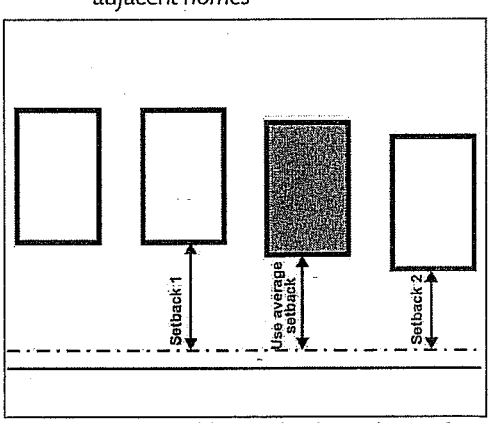
C. Where adjacent homes have differing setbacks, try placing the home such that it uses an average of the two.

SPECIAL TECHNIQUES FOR ADDITIONS:

D. Where significant additions to existing homes are planned, it is generally better to place those additions at the rear of the house or at the side, if side yard setbacks allow.

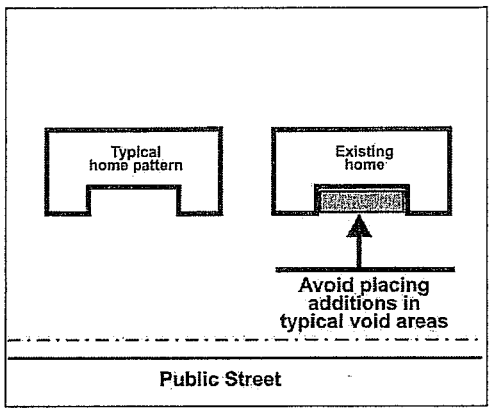


3.1.B Relate building orientation to those of adjacent homes



3.1.C Relate building setbacks to those of adjacent homes

E. Where nearby homes have a distinctive pattern of varied front elevation setbacks (e.g., projecting living room), avoid filling in voids between projecting elements to create a straight wall at the front of the house.



3.1.E Avoid filling in distictive voids

3.2 PARKING

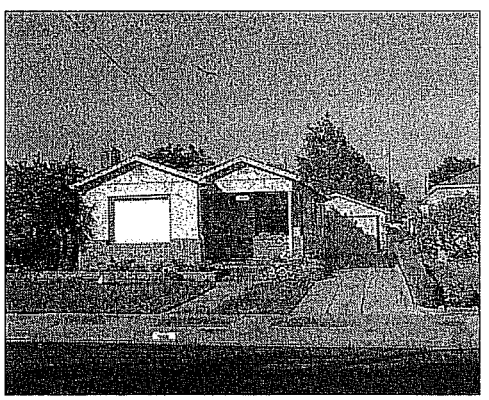
Design garages and driveways to be compatible with the neighborhood

Garages have become larger over the years as families have come to rely on more cars. Special care is needed to fit homes with larger garages into older neighborhoods since the character of those neighborhoods is often strongly determined by the location and size of garages. The following techniques are intended to allow adequate off-street parking without adversely affecting the visual quality of existing streetscapes.

A. Accommodate garages in locations similar to the pattern common in the neighborhood (e.g., toward the rear of the parcel or at the side of the house).

B. In neighborhoods with one car driveways, limit curb cuts to one car in width. Where wider driveways are common, the separation of individual driveways with landscaping is strongly encouraged.

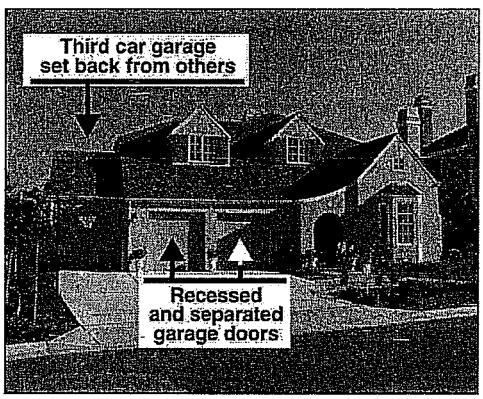
C. Limit paving in front setbacks for vehicles and walkways to a maximum of 50% of the front setback area. Where paving exceeds 25% of the front setback area, the use of modular pavers or other techniques to add scale and texture to the paving are encouraged.



3.2.A Locate garages behind or at the side of homes when this is the common pattern in the neighborhood

D. Do not locate garages forward of other habitable portions of the house unless that is the predominant pattern in the neighborhood.

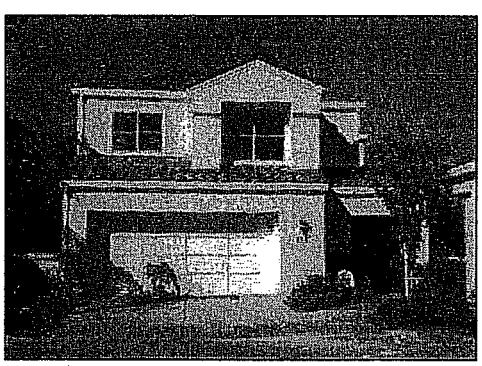
E. For two car garages, divide the openings to provide one door for each vehicle unless the common condition along the street front is wider doors.



3.2.E Break up the mass of two and three
3.2.F car garages

F. For three car garages, set the third car garage face forward or back of the other garage faces at least two feet.

G. Recess garage doors from the face of walls as much as possible when doors face a public street.

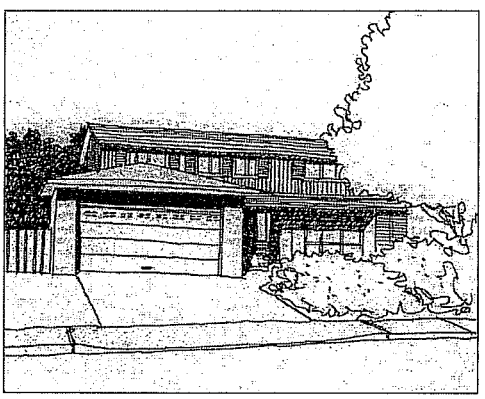


3.2.G Recess garage doors as much as possible

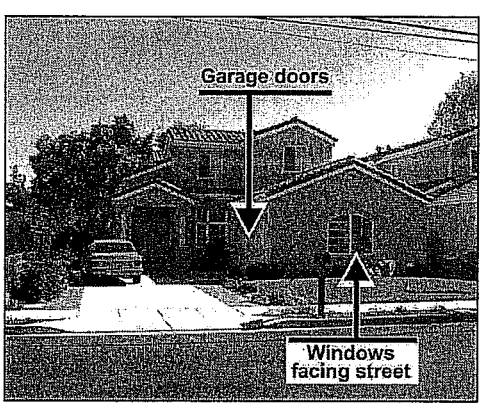
H. Maintain on-street parking by providing a minimum of twenty feet between curb cuts.

I. In neighborhoods where garages are located in front of the homes and where lot width allows, consider the use of *side loaded* garages.

3.2.D DO THIS
Emphasize home entries and minimize garage doors



3.2.D NOT THIS
Unless this is the predominant block front pattern, avoid letting the garage dominate the street frontage



3.2.I Consider side access garages where lot width permits

3.3 ENTRIES

Design entries to be in scale and character with the neighborhood

Often, large new homes built within neighborhoods of smaller homes create visual discord through the use of tall, formal entries which are in stark contrast to the more modest scale of nearby homes. Entries to new homes and major additions should be appropriate to the architectural style of the house as well as designed to blend into the surrounding neighborhood.

A. Locate home entries so that they are visible from the street.

B. Provide an entry porch if that is a common feature of homes in the neighborhood. Match the design to the style of the home.

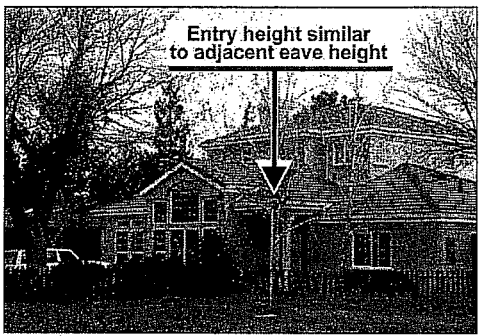
C. Maintain a first floor elevation similar to other homes in the area. For example, provide a number of steps up to the entry only if adjacent homes have elevated entries.

D. Eave lines at entries should match or be within approximately twenty-four inches of the height of entry eaves in the neighborhood (i.e., close to the first floor eave height). In no case should front entry eaves be substantially higher than the first floor eaves.

E. Match roof orientation of entries to those predominant in the neighborhood. For example, if entries are normally recessed under an eave line which is parallel to the street, avoid using a bold gable entry.

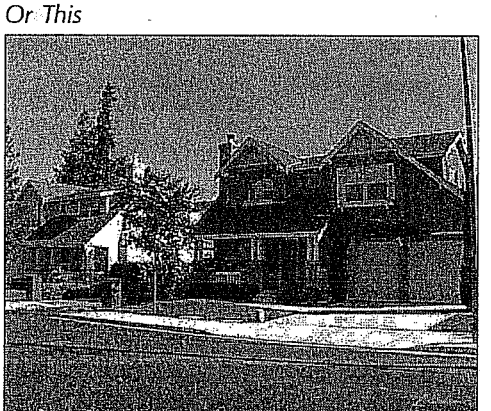
F. Design entry canopy columns to be consistent with the architectural style of the house, but avoid bulky columns and walls in neighborhoods characterized by small scale porch or roof support columns

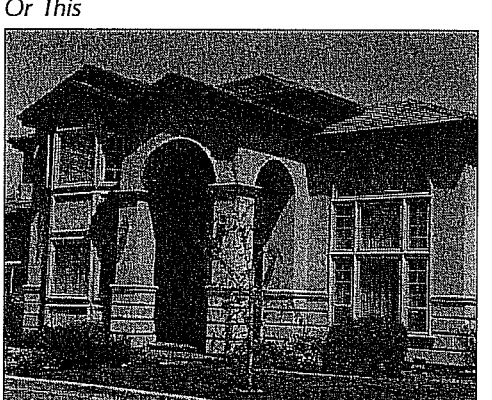
G. Provide a walkway from fronting sidewalks to the entry. Unless it is the pattern of the neighborhood, avoid using driveways as the sole pedestrian walkway.



Do This


Or This


Or This

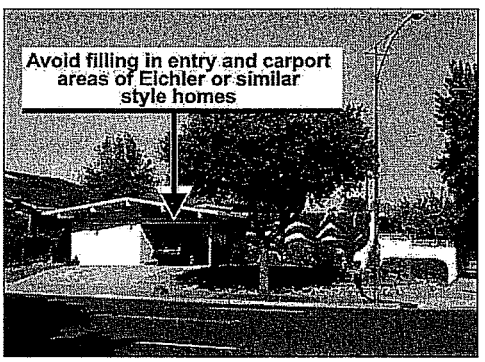

Avoid This

SPECIAL TECHNIQUES FOR ADDITIONS:

H. If the existing home has a porch at the entry, retain that feature. If the home has no entry porch, but other homes in the area do, consider adding an entry porch.

I. Where a particular home entry type is typical of the neighborhood (e.g., roof covering eave parallel to the street), design any new entry form to be consistent with that entry type. Avoid bold, formal entry changes in neighborhoods with modest, recessed entries.

J. Recessed front entries of Eichler homes and other similar flat and shed roof styles should be maintained and not enclosed. Entries should continue to be integrated within and under the roof lines of the house.



3.3.J Maintain distinctive carports and entries on Eichler and similar style homes

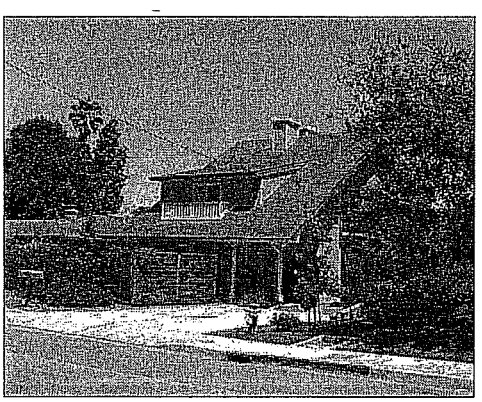
3.4 SECOND FLOORS

Design second floors to complement first floor forms and minimize their visual impact

Acceptable designs for second floor areas will depend on the type and scale of adjacent homes and the general scale and character of the neighborhood. Special sensitivity will be needed and expected in neighborhoods with predominantly one story homes or with homes that have relatively small second floor footprints compared to those of the first floor. New homes and second floor additions should be designed to minimize the visual bulk of the structure.

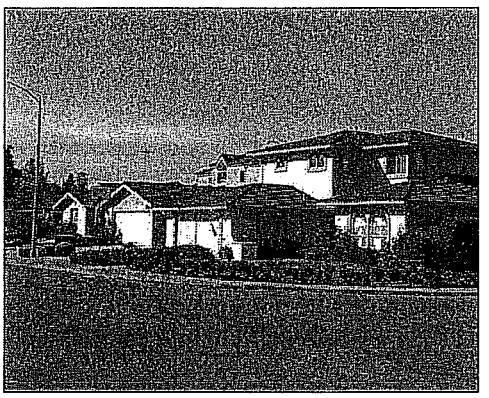
A. The area of the second floor should not exceed the common standard of the neighborhood. For new second stories in predominately one-story neighborhoods, the second floor area should not exceed 35% of the first floor area (including the garage area).

B. In largely one story neighborhoods and for new second floor areas adjacent to existing one story houses, consider integrating second floor space into the roof form.

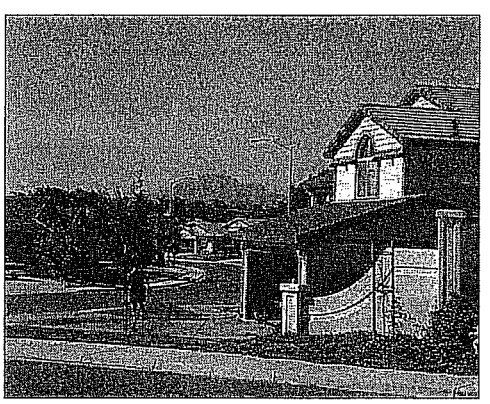


3.4.B Integrating second floors into a gable roof is one way to minimize two story building bulk

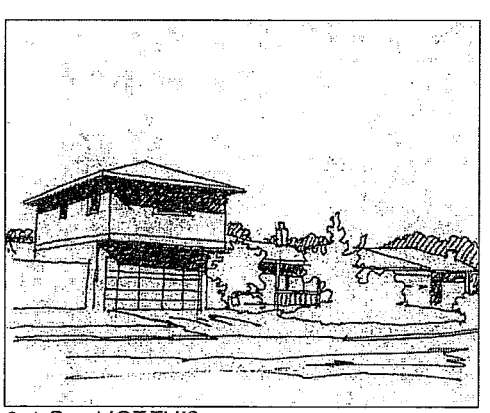
C. If a traditional second floor form is necessary, set the front, rear, and sides of the second floor back from first floor walls. In general, it is best to set second floor areas back as far as possible from the front facade of the home (e.g., five feet or more). Side and rear facade setbacks of three to five feet are generally sufficient. Care should be given to avoiding second story bulk near the front of the home when similar bulk is absent from adjacent homes.



3.4.A Limiting second floor areas and setting walls back from roof edges helps to integrate larger homes into small scale neighborhoods



3.4.C DO THIS
Hold second floor line back from house front



3.4.C NOT THIS
Avoid two story heights at garage fronts

D. For second floors with an area greater than 35% of the ground floor area, setbacks should generally be greater unless the prevailing pattern of second floor setbacks in the neighborhood is less.

E. Unless two story high walls are common in the neighborhood, maintain a roof segment between the first and second floor walls for at least 50% of the building perimeter. Generally, these roof forms should be carried around building corners to provide visual continuity between adjacent house facades. In one story neighborhoods, avoid two story walls without intervening roof eaves on front elevations.

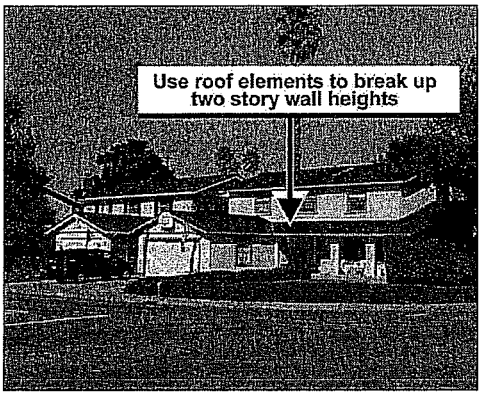
F. New homes and second story additions constructed adjacent to smaller homes should maintain a one story profile adjacent to the one story homes as a transition to any two story building element.

G. Exposed second floor wall heights should generally not exceed six feet for more than fifty percent of their perimeter. The goal is to have first floor roof forms mitigate the height of second floor wall areas.

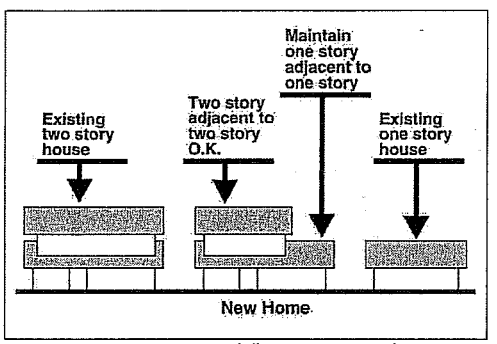
H. Second floor ceiling heights should be minimized. If interior ceilings heights in excess of eight or nine feet are desired, they should be achieved through the use of cathedral ceilings rather that increased wall height.

I. Long second story walls should have horizontal offsets at least every twenty-four feet. Offsets should generally be a minimum of two feet deep and six feet wide.

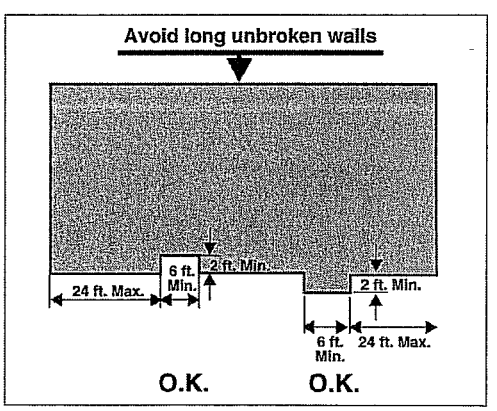
J. When designing homes, be mindful of the exterior appearance as well as the interior functions. Relate the location of windows on second floors to those on the first floor. Alignment is not necessarily required, but placement should not appear haphazard.



3.4.D Seperate second floor walls from the
3.4.E first floor with roofs unless two story high walls are prominant in the immediately adjacent neighborhood



3.4.F Design second floor areas with sensitivity to adjacent homes



3.4.I Break up long walls with horizontal offsets

K. Relate second floor elements to first floor masses. Avoid large projecting forms on the second floor when first floor elements are modest in size and scale.

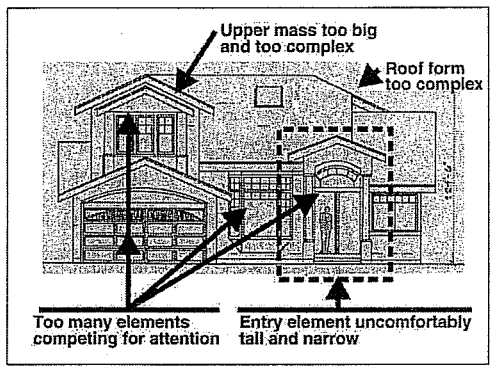
L. Avoid too many visually competing building elements on front facades (e.g., bold entry, projecting garage and living room bay window create an overly complex facade).

M. Floor plans should be kept relatively simple and coordinated with the massing of the first floor volumes. Second floor plans that require complex roof forms should be avoided in neighborhoods with simple roof forms.

N. Second floor decks and balconies should be well integrated into the overall design of the home. They should avoid the appearance of being tacked onto the home. Some ways of achieving this integration include using columns with caps and bases, providing a hierarchy of posts and balusters (larger posts at intervals infilled with smaller balusters), and care in relating balcony and deck edges to other facade elements. Avoid locating decks and balconies along narrow side yards.

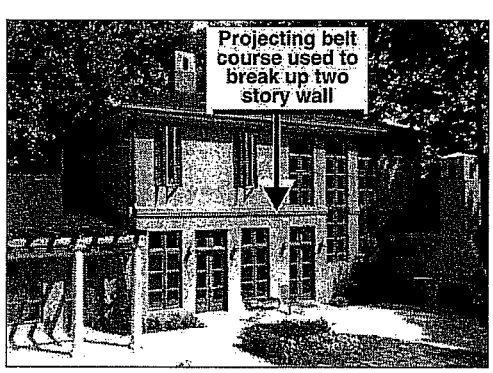
O. Consider the use of more than one wall material to separate first and second floor building elements. Lighter appearing materials should be used on upper floors while heavy materials (e.g., stone) are appropriate for the ground floor. Alternatively, subtle changes of color between ground and second floor areas can reduce the visual bulk of homes so long as color changes are made at trim pieces or other natural dividing lines between the floors.

P. The use of projecting horizontal molding can break up taller wall surfaces and give the home more of a horizontal composition to reduce its apparent visual height.



3.4.K Avoid too many competing elements
3.4.L and large second floor masses

3.4.M Avoid busy and complex roof forms in neighborhoods with simple roofs



3.4.F Projecting belt courses can help to break up tall wall planes

Q. Vertical lattices and horizontal trellises to accommodate flowering vines can be used effectively to break up both blank and tall wall areas.

R. Locate trees to visually break up views of two story building areas.

3.4.Q Projecting trellises and lattices can help to soften the appearance of tall wall areas

SPECIAL TECHNIQUES FOR ADDITIONS:

S. Generally, locate second floor additions over the living portion of existing homes rather than over garages to maintain a visual balance between the first and second floor building masses. Especially avoid placing second floor additions over existing first floor garages that project out in front of the remainder of the home.

T. Second floor additions should be in proportion to first floor areas. In addition to the maximum second floor size defined above, second floor additions should not be too small. Generally, second floors that are less than 20% of the ground floor area will appear awkward.

U. Wall setback and height requirements outlined above are not applicable to second floor additions to Eichler homes or others with similar flat or low roof slopes. In those unique situations, designs should be compatible with the original building forms and utilize similar roof pitches.

3.4.S Place second floors over main portion of the ground floor living area

3.4.S Avoid second floors like this over garages unless stepped back substantially

3.5 ROOFS

Relate roofs to those on nearby homes.

Frequently, an architect will work closely with the applicant to tailor floor plans to a family's unique desires without proper attention to the building form and bulk until the plan is completed. The attempt to adapt building and roof forms to work with the plan generally results in overly complex second story wall and roof forms which are greatly out of character with the simplicity of older nearby houses. In neighborhoods of homes with simple roof shapes, new homes should follow these guidelines.

A. Avoid overly complex floor plans with visually busy walls and roof forms.

B. Develop floor plans that can be covered by simple roof forms.

B. Use roof forms, orientations and ridge heights similar to those in the adjacent neighborhood. For example, where nearby homes along a street front have prominent gables facing the street, include gable elements of a similar scale and pitch facing the street on the new home or addition.

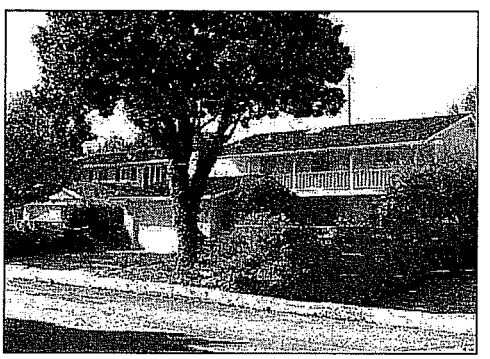
D. Use roof pitches that are similar to those on older homes in the immediate neighborhood.

E. Keep first and second floor eave heights at the same general height as adjacent homes to minimize the visual bulk of the new construction. The recent desire for taller interior ceiling heights should be achieved through interior open spaces or cathedral ceilings, rather than taller exterior walls and higher eave heights, unless the taller heights are consistent with adjacent homes.

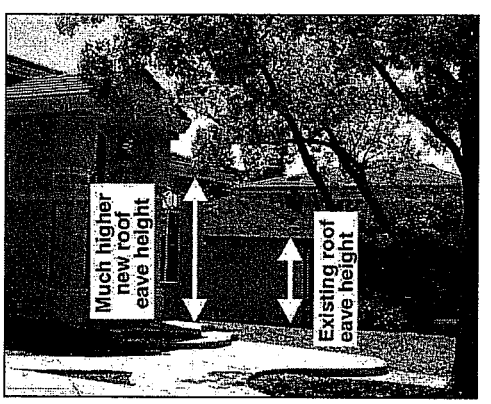
F. Combinations of forms (e.g., gable roofs with hip roofs) are acceptable, but generally avoid the use of more than two roof forms (e.g., avoid using gables, hips and shed roof forms together).

G. Roof overhangs should be consistent with those in the neighborhood.

3.5.A Avoid complex roof forms like this



Especially if nearby homes have simple roofs like this



3.5.E Avoid large disparities in new roof eave heights compared to adjacent homes

H. In neighborhoods with a large number of Eichler or similar flat and shed roof style homes, special care should be taken to relate new construction to the scale and character of nearby structures. Unless at the edge of such a neighborhood (i.e., Eichler-type homes adjacent on only one side of the proposed home), new homes should utilize roof types and slopes similar to the Eichler homes.

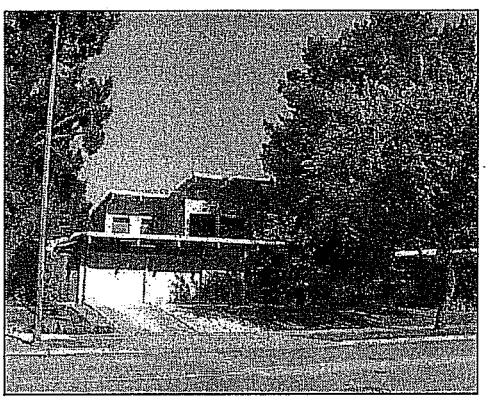
I. Integrate solar energy collector panels and other roof-mounted equipment into the roof forms. Locate them to minimize their visual prominence when viewed from the street and nearby homes.

SPECIAL TECHNIQUES FOR ADDITIONS:

J. Use roof forms for additions that blend comfortably with the roofs of the existing home.

K. In neighborhoods with smaller one story homes, strongly consider the use of simple gable and hip roofs with their ridge line oriented parallel to the fronting street to minimize the visual bulk of second stories. Likewise, for new two story elements immediately adjacent to one story homes, the use of hip roofs on the second floor addition will tend to reduce its visual impact on the smaller home.

L. Second floor additions to Eichler-type homes or other low roof pitch homes should use roof slopes, overhang depths and detailing that are compatible with the home's existing roofs. Generally, roof slopes should not exceed 3:12 (rise to run).



3.5.L Similar roof pitch and eave detailing on this Eichler home assist in unifying the second story addition

3.6 PRIVACY AND SOLAR ACCESS

Design homes to respect the privacy and sun access of neighbors

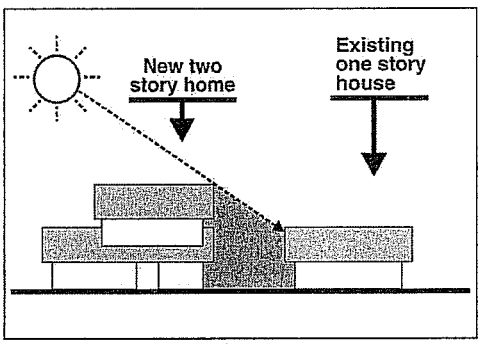
One of the major concerns expressed by existing residents of neighborhoods when new two story homes are constructed is that of privacy intrusion. Neighbors have adjusted to each other over a period of time, and landscaping has often been strategically planted to ensure privacy between homes. New and larger homes raise the prospect of new windows near those of neighboring homes, loss of privacy in outdoor yard spaces and the blockage of sunlight from windows and yard spaces. While the elimination of all potential conflicts may not be possible, privacy intrusions of new construction on existing homes should be mitigated wherever possible.

A. New homes and additions to existing structures should be located to minimize blockage of sun access to living spaces and actively used outdoor areas on adjacent homes.

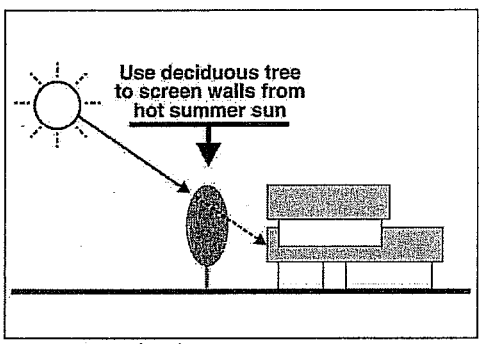
B. Where possible, locate windows and landscaping to minimize energy costs.

C. Windows should be placed to minimize views into the living spaces and yard spaces near neighboring homes. When windows are needed and desired in side building walls, they should be modest in size and not directly opposite windows on adjacent homes. Where possible, second floor windows that might intrude on adjacent property privacy should have sill heights above eye level or have frosted or textured glass to reduce visual exposure. Bay windows should be avoided on side walls where they would intrude on adjacent residents' privacy.

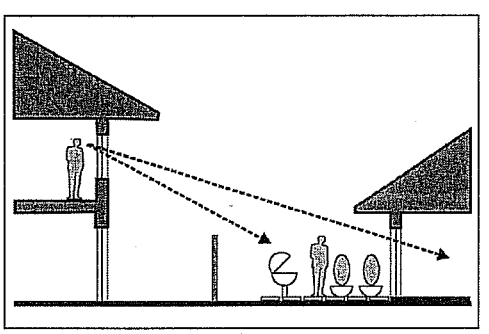
D. Second floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors. As a general rule, balconies and decks that are more than two feet above grade should try to maintain a distance of ten feet from side property lines and twenty feet from rear property lines when the adjacent use is single family residential. When allowed, the design of railings should be tailored to the privacy concerns of neighbors (e.g., balcony or deck sides overlooking adjacent windows or actively used yard space should be solid in form). Open railings should only be used where privacy concerns are minimal.



3.6.A Avoid second floor masses in locations that would block sun access to adjacent homes



3.6.B Use landscaping to minimize energy usage

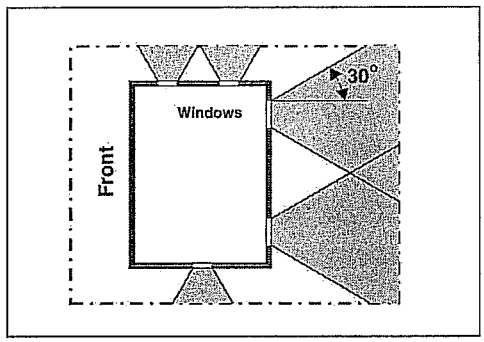


3.6.C Avoid placing windows in locations that would look into adjacent windows or active yard spaces, where possible

E. Landscaping may be used to mitigate privacy concerns so long as the landscaping does not deny solar access to living spaces and actively used yard areas of neighboring homes. If landscaping is used for privacy screening purposes, it should be of sufficient size and of an appropriate species to provide such privacy within a two year time frame. Trees should be twenty-four inch box size and eight feet minimum in height at the time of planting. Shrubs should be fifteen gallon in size and six feet minimum height at planting. As a general rule, privacy landscaping on the applicant's property should be placed with a cone-of-vision defined by a thirty degree angle from the side window jambs of second story windows.

F. Exterior lighting can also create a sense of privacy loss. All exterior light fixtures should utilize shields to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes. Decorative residential light fixtures should be chosen rather than strictly utilitarian security lighting fixtures.

G. Finished floor elevations shall be consistent with the neighborhood character to minimize first floor privacy impacts on adjacent properties.



3.6.E Landscaping should be used as needed in the shaded areas to mitigate privacy intrusions on adjacent properties

3.7 MATERIALS

Use materials that are compatible with the neighborhood

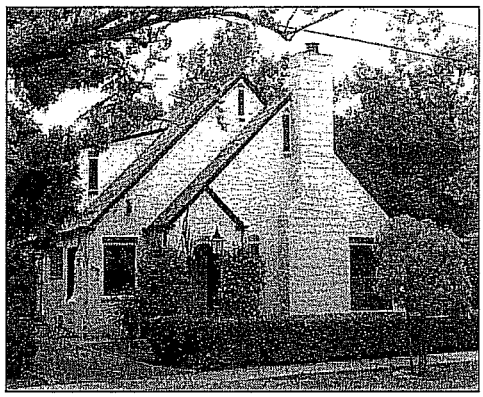
Some neighborhoods have an eclectic mix of home styles and building materials. Others more commonly have a predominant style and set of materials as a result of past subdivision development - perhaps wood siding or stucco. Some of the building materials (e.g., wood siding or shingles) add a texture and scale to the homes that are very much a part of the area's character. There have been many recent examples in other Bay Area communities where big new stucco-surfaced homes have been constructed in neighborhoods where wood siding is the most common wall material for the older homes.. The use of stucco in these cases, with its lack of texture, has tended to emphasize the bulkiness of the new homes compared to the smaller existing homes of the neighborhood. While residential variety is allowed and encouraged, applicants should be sensitive to the materials and character of nearby homes in their neighborhood.

A. Use wall materials that are in common use in the neighborhood. If stucco is strongly desired on a new home in an area where wood is the most common building material, consider a combination of wood and stucco to provide a blend of materials rather than a sharp departure. In general, a combination of two materials is most successful when a ratio of roughly 1/3 to 2/3 is maintained (e.g., 1/3 wood and 2/3 stucco or visa versa).

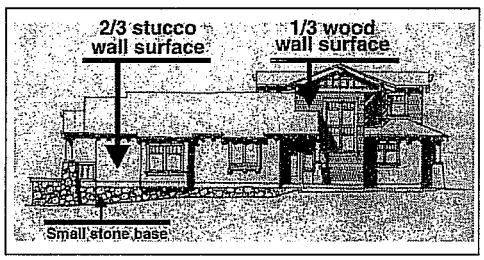
B. The number of exterior materials should be appropriate to the architectural style of the home. Too many materials or colors can create a chaotic visual appearance. Avoid designs where the front facade materials differ markedly from those on the other sides of the house.

C. Carry materials and trim used on the front facade to all other sides of the house. Avoid designs where only the front of the house is given interesting materials and details.

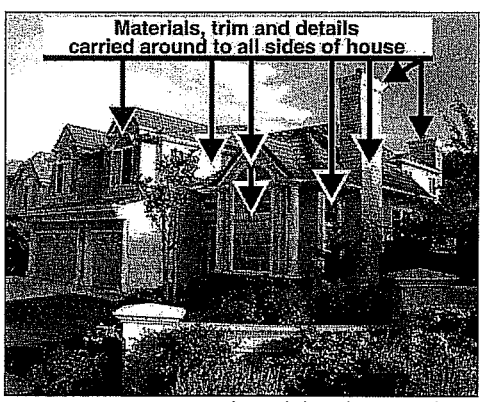
D. Use roofing materials that are similar in texture to those on nearby existing homes. In neighborhoods where rough textured roofs are common (e.g., wood shakes), new home roofing need not match the material, but shingles or tiles with a similar rough texture should be selected. Conversely, the use of heavy



High quality textured stucco walls used on all walls and slate roofing used on simple gable forms give this home a unified design appearance



3.7.A When using more than one material, organize their application to provide visual balance and use the 1/3 - 2/3 rule



3.7.C Carry materials and details around to all facades of the house

textured curved roof tiles, for example, would be discouraged in neighborhoods with smoother textured composition shingle roofs.

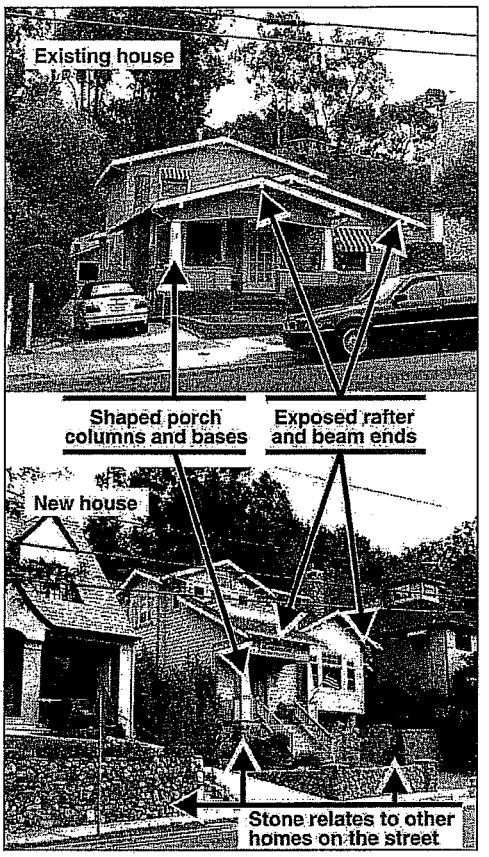
E. Consider using other wall materials as accents to tie the house to the neighborhood (e.g., gable ends, wainscotting, window trim).

F. All materials should be of high quality to present a positive image to the neighborhood and to minimize maintenance problems and costs.

SPECIAL TECHNIQUES FOR ADDITIONS:

G. Wall materials for additions should generally match those of the existing building. On additions to Eichler homes, exterior walls facing public streets should match the vertical grove wood siding on the existing home unless that original material no longer exists on the home's street-facing facades.

H. On homes with wood trim, heads and sills at windows and doors, use similar trim for all new windows and doors.



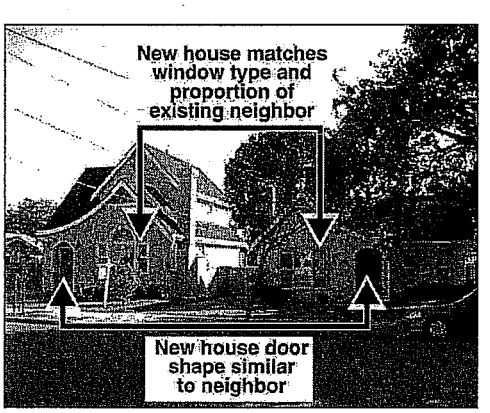
3.7.E Materials and details drawn from the neighborhood can help in relating new homes into their surroundings

3.8 WINDOWS AND DOORS

Match window types and proportions to those in the neighborhood

Many older neighborhoods, especially those constructed by a single developer over a short period of time, have distinctive window sizes, shapes and types. For example, older homes near Downtown Sunnyvale often have vertically proportioned, double hung windows. New homes that ignore their neighbors and use radically different windows often stand out in an unpleasant way.

A. Use window sizes and proportions that are similar to those on nearby homes. For example, if windows on adjacent homes are double hung vertical windows, new home windows do not necessarily need to be double hung, but they should match the vertical orientation, general size and proportions of the adjacent homes' windows.



3.8.A Matching window and door types and proportions assist in relating new homes to the neighborhood

B. Avoid windows that are set very close to the exterior wall surface when other homes in the area have deeper recessed windows.

C. When homes in the immediate neighborhood have projecting window trim and/or sills, repeat that character. Include trim on all windows, not just those on the front facade.

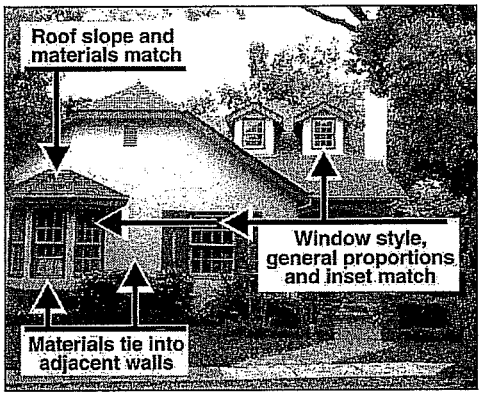
D. The use of bay windows is generally acceptable. However, large and overly formal bay windows can dominate the front facade of a home and seem out of scale with nearby homes. Keep bay windows modest in size, carefully integrate them with building roofs and bases, and provide detailing similar to other windows (e.g., wood trim and window recess depth).

E. In neighborhoods with divided light windows, use similar window forms. Where the cost of true divided light windows may be too great, use other widows which provide a similar physical depth between the muntins and the glass face. In these locations, avoid the use of snap-in window grids that mimic the divided light windows without their actual depth and texture.

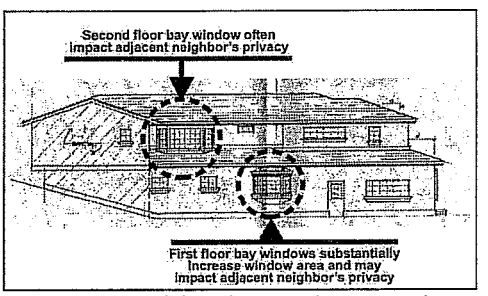
F. Bay windows integrated into second floor living spaces should only be used when they do not intrude on the privacy of neighboring homes. Where they are used, they need to be carefully integrated with the second floor roof forms, first floor roofs and any wall areas immediately below them. When used on second floors, their placement and size should relate to design elements and masses on the first floor.

Special considerations for additions to existing homes:

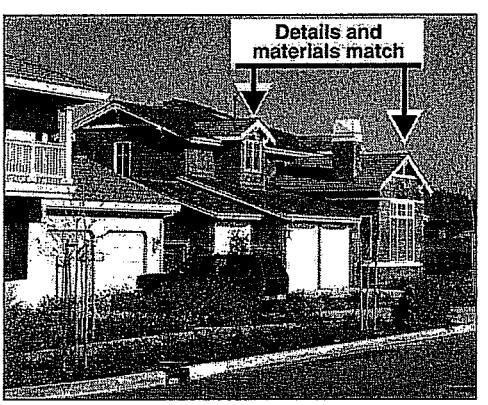
G. Match window type, size, proportions and detailing in all home additions to those that currently exist on the home.



3.8.D This example shows some successful ways to integrate bay windows into the overall design



3.8.F Second floor bay windows on side elevations can create intrusions into neighbors' privacy



3.8.F Dormer type bay windows are often best in second floor locations to allow light while minimizing intrusions on adjoining neighbors' privacy

3.9 DECORATIVE ELEMENTS

Include decorative elements in the design

The contrast between large new houses and their more modest neighbors is often emphasized by larger wall surfaces and the lack of small scale detail elements common to nearby homes. Attention to design detail to blend the new home into the scale of the neighborhood is expected.

A. Avoid long blank walls on street-facing facades. Walls in excess of twenty feet in length should be broken up with entry elements, windows or wall offsets at least two feet deep.

B. Larger wall areas can be made more visually interesting with the addition of lattices and trellises for climbing vines, decorative metal grill work and projecting moldings and trims.

C. The use of building bases is encouraged for homes constructed largely of stucco. Bases may be composed of projected wall planes at the building base, special materials such as stone, and projected mouldings.

D. Special design elements such as building bases, unique materials (e.g., stone), and projecting moldings and trims should be carried around to all facades of the structure to provide a four-sided design. In some cases, such as a stone building base, the use of the material may be terminated after it wraps around on the sides of the home if a low fence or other compatible means is provided to terminate the use of the base material.

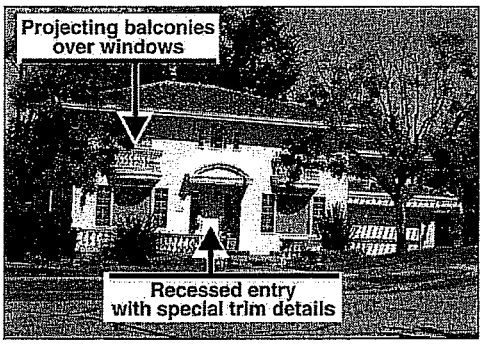
E. The use of wood trellises above garage door openings is encouraged, especially where garage doors are prominent features of the home's front facade (see example on page 17).

F. The use of exposed roof rafter and beam ends are encouraged when they are consistent with the home's design style.

G. If porches are a part of the design, special attention should be given to gable, column and railing details.

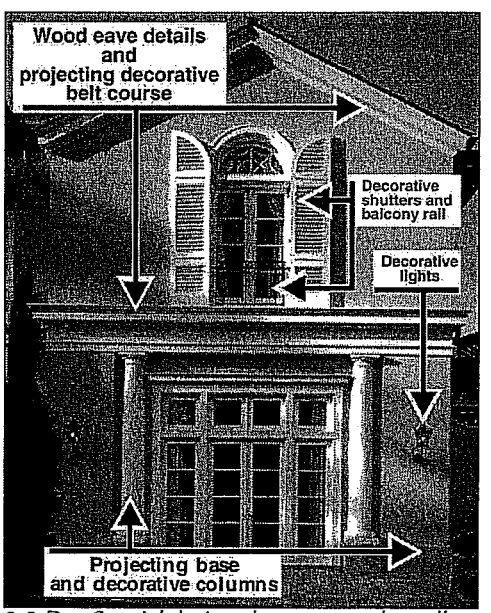
H. Care should be taken with the design of the tops and bottoms of columns. Usually, some type of column cap and base is desirable.

I. Decorative lights, appropriate to the architectural style of the home, are encouraged.



3.9.A Long flat walls should be broken up with recesses, windows and detail elements to add visual interest

3.9.B Landscaped trellises can be used to add visual interest and integrate long elevations



3.9.D Special design elements used on all facades can also add unity to a design

J. In some home styles and neighborhoods, special treatment of chimneys and chimney tops can reinforce the special character of the home.

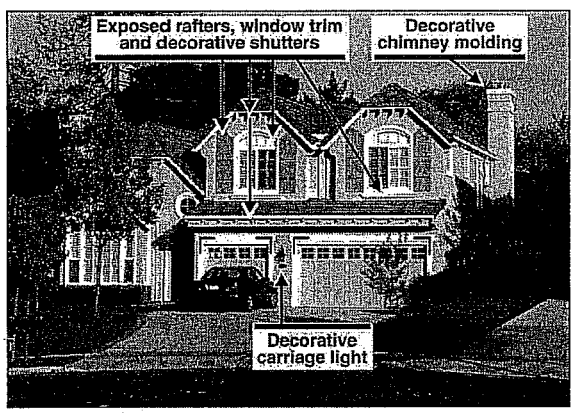
K. Some architectural styles (e.g., Craftsman) lend themselves to the use of decorative attic vents.

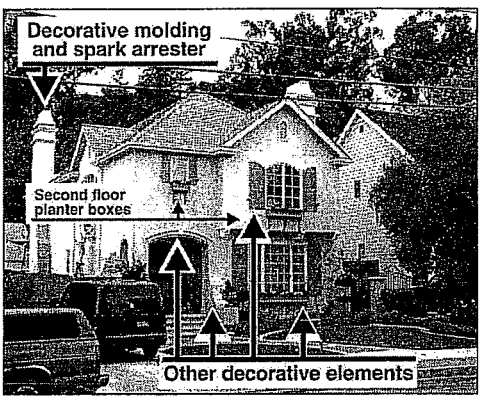
L. Utilize decorative elements that are in keeping with the style of the house. For example, do not put classical columns in a Mission Style home and do not add Victorian Style decorative elements to other style structures.

SPECIAL TECHNIQUES FOR ADDITIONS:

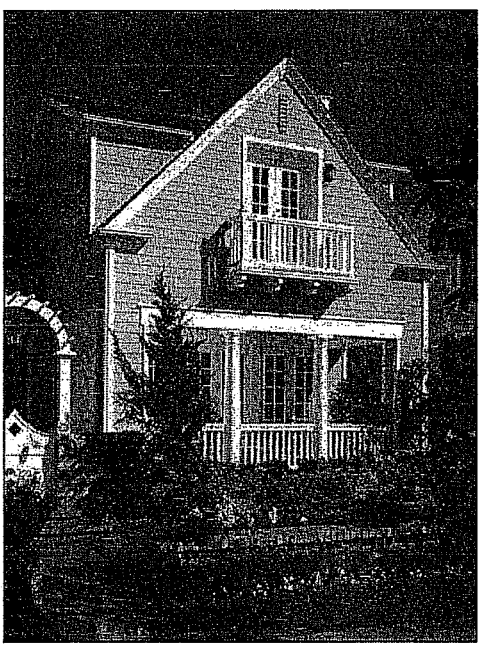
M. The use of window planter boxes at second floor windows should be considered to add visual interest and to break up larger wall areas.

N. In cases where the original home has special decorative elements (e.g., exposed rafter ends or projecting window sills), the additions should incorporate the same decorative features.





3.9.J 3.9.L Chimney details and other decorative elements add richness and scale to this home design



Decorative details add visual interest and value

Guideline #3

Architectural Design Principle 1: Single Family Housing

The design of new single family housing should reflect the scale and street orientation of Napa's traditional neighborhoods.

This subsection includes design goals and guidelines for single family housing organized around three categories:

3.11 Site Planning
3.12 Massing and Architectural Design
3.13 Materials and Color

3.11 Site Planning

New single family housing and subdivisions should result in residential design and site planning that supports overall neighborhood design objectives and context.

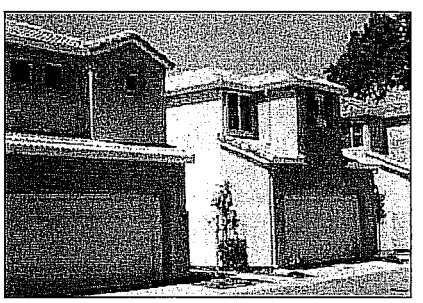
- New single family housing should be oriented towards public streets and reduce the visibility of parking garages.
- New housing in existing neighborhoods should reflect the setbacks, yards and orientation of Napa's traditional neighborhoods.
- Entrances and windows, not garages, should be the dominant elements of front facades. Low hedges, fences or entry gates should be used to define the edge of private yards.
- Garages should be pushed back at least 5' from the front elevation. Rear garages are strongly encouraged and should be designed to preserve back yard space.
- In no case should the width of the garage be more than 50% the width of the house or 24', whichever is less.
- Corner homes should be planned so both exposed facades enhance the street.
- On corner lots, the sides of the house should be set back at least 10' from the property line.
- Where natural features exist, such as creeks or hills, open spaces should be preserved and used to frame and define residential areas.
- Grading for new homes should limit the visual distinction between grading of existing neighborhood streets and adjacent natural landforms.
- Grading should be contoured to blend into adjacent open spaces.

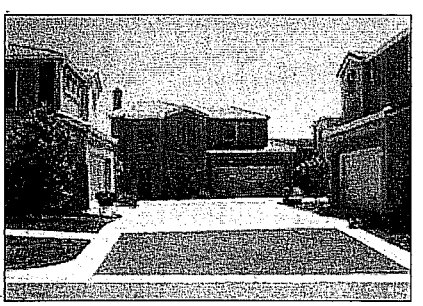
3.12 Massing, Transitions and Architectural Design

New single family housing should be high quality architecture and provide a variety of styles and design within each block, respecting the neighborhood setting.

- Block frontages should include at least three distinct models (both in plan and elevation), plus one or more variations for corner lots. Homes of the same model should not occur on adjacent lots.
- Architecture within each new residential area should use a variety of forms,

3.1 Single Family Housing
The following design guidelines illustrate how new single family housing should be designed to make better neighborhoods.





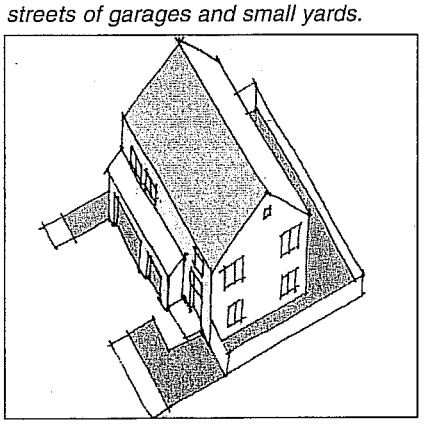
Above: UNDESIRABLE
These small lot houses and court homes are POOR design examples. They have prominently visible garages, remove entries from the street, and lack variety.

Above: DESIRABLE
These new houses in suburban Portland are built on small lots with alley access. The top example is a detached single family project. The lower picture is of an attached townhouse project.

Each of these examples have:

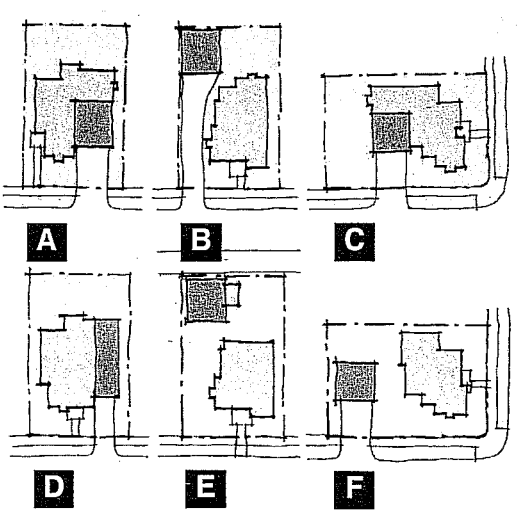
- *A variety of architectural styles and forms;*
- *Entry and sitting porches oriented towards the street; and*
- *Include planting strips and street trees between the sidewalk and street.*

Below: UNDESIRABLE
Houses like this "monster house" create streets of garages and small yards.



details and materials. New projects should create a pleasing variety of homes.

- Roof forms should be consistent on all parts of the house and garage. All roofs should have a similar pitch.
- Larger wall and roof planes should include 3-dimensional design features such as chimneys, balconies, bay windows or dormers.
- All facades of a home, including side and rear elevations, should have the same vocabulary of forms, detail and materials.
- The entire home should have a coherent architectural composition. Roofs, walls, and materials should gracefully transition from front, sides and rear elevations.
- Open porches, balustrade railings, and roofs that complements the pitch and materials of the main roof are encouraged.
- On corner lots, architectural style and details shall be consistent on both exposed facades.
- Details should reinforce and enhance the architectural form and style of the house. Windows and doors should be unifying architectural elements. Trim profiles and recessed windows and doors are encouraged. Special windows, such as bays, and dormers are encouraged to add interest to the facade.
- Stairways, fences, trash enclosures and other accessory elements should be designed as integral parts of the architecture. These should not be visible features at the ends of streets or driveways.
- Where more than half of homes adjacent to a proposed subdivision are one story, at least half of the new single family detached home designs should also be one story or have a predominantly one story appearance. The emphasis is on providing single story designs. "Predominantly one story appearance" is defined as a design that includes a smaller second story (less than 60% of the first floor footprint) in a location with minimal impacts on existing adjacent homes.
- Second stories of new homes should be subordinate in scale and not project or overhang the first floor footprint. "Subordinate" is generally considered to mean 75% or less of the first floor footprint. [Where a historic home style



Examples: Making parking less visible

A. Mid-block lot with 5' minimum garage setback from front facade

B. Mid-block lot with detached garage located in rear yard

C. Corner lot with 5' minimum garage setback from front facade

D. Mid-block lot with tandem parking and 5' minimum garage setback from front facade

E. Mid-block with alley accessible garage

F. Corner lot with detached garage

typically has a second floor footprint equal to the first floor footprint, this guideline may not apply].

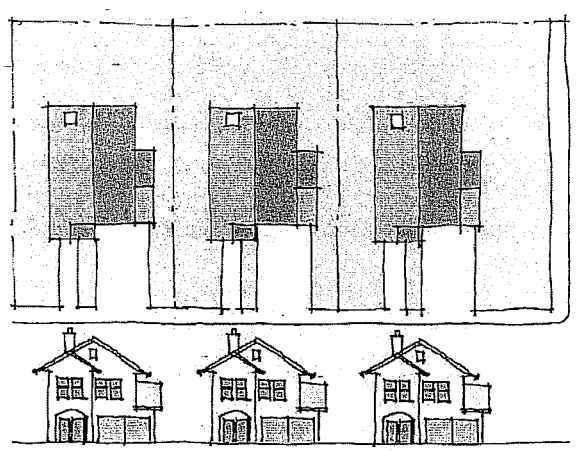
• Two story homes should also step back second floors and/or increase side and rear yards to provide transitions to adjacent existing single story homes.

• For smaller infill subdivisions, the side yard spacing should appear to be similar (from the street) to that found in the surrounding neighborhood. Building footprints that are stepped as illustrated help accomplish this, and lot design may also be important.

• Varying roof heights, stepbacks, and/or changes in wall planes should be used to break up perceived mass.

• In two story designs, applicants should use more than one material or color changes on an elevation to help break up the vertical mass; minimize use of two story high design elements (turrets, two story entryway features); avoid massive, tall chimneys; and use visually "heavy" materials such as stone or brick sparingly.

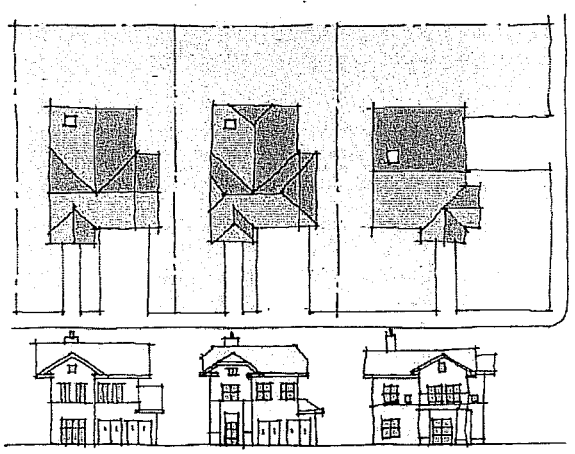
• Privacy of neighbors should be respected to extent feasible through window placement, entry locations, landscape or other screening, second story step backs, etc.



Examples:

This example residential block lacks variety. The roof and unit types are the same. The block does not have a corner housing type.

Undesirable: Lacks design variety



Examples:

This example residential block has architectural variety. The roof and unit types are different. The block uses a specially designed corner housing type.

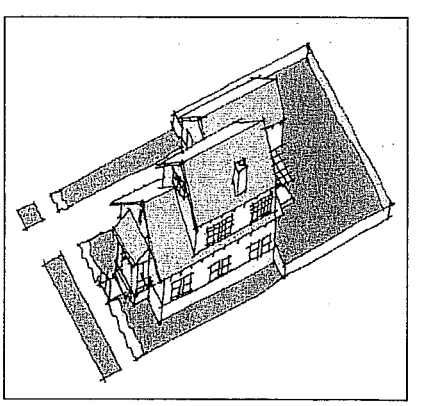
Desirable: Design variety

Above:

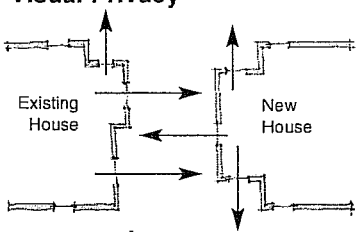
(1) DESIRABLE
This example has quality materials and architectural articulation. The massing is broken up with bays and stepping wall plains. The house has a stucco "base" and a wood shingle upper story. The roof is tile.

(2) UNDESIRABLE
This is a POOR example. There is no architectural articulation or detail. The stucco walls are flat with flush aluminum windows.

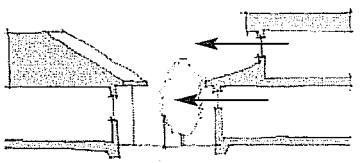
Below: DESIRABLE
Houses like this can create social streets and architectural variety.



Visual Privacy



These windows are offset to protect privacy



Clerestory windows and landscaping provide visual privacy

• A Floor Area Ratio of .35 or greater (+500 sq. ft. for garages) is a "flag" for more careful scrutiny of any proposed two story home size and design in comparison with adjacent and nearby homes within 100 feet. The FAR is calculated as the total square footage of the house divided by the lot size, excluding any private street right-of-ways.

3.13 Materials and Color

The choice of materials and colors should provide an enduring quality and enhance architectural and massing concepts.

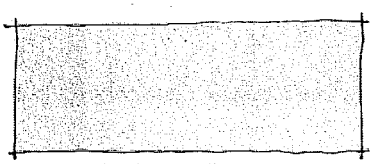
• Architectural design within each residential subdivision or infill site should use a palette of materials that convey an image of quality and durability.

Examples include:
Roofs: Unglazed clay tile, architectural composition shingles
Walls: Painted stucco, shiplap wood siding, wood shingles, board and batten wood siding

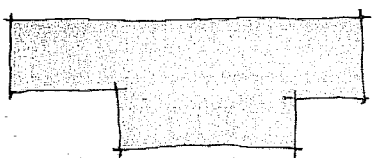
• All facades should employ the same vocabulary of materials.

• On corner homes, architectural materials should be consistent on both exposed elevations.

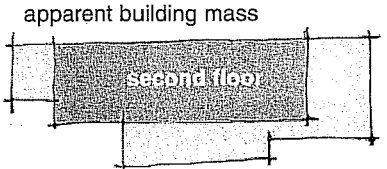
Footprint and Massing



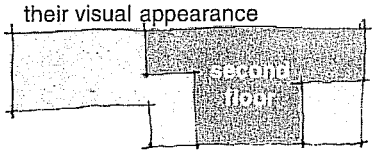
Long unbroken walls appear more massive



Changing footprint reduces apparent building mass

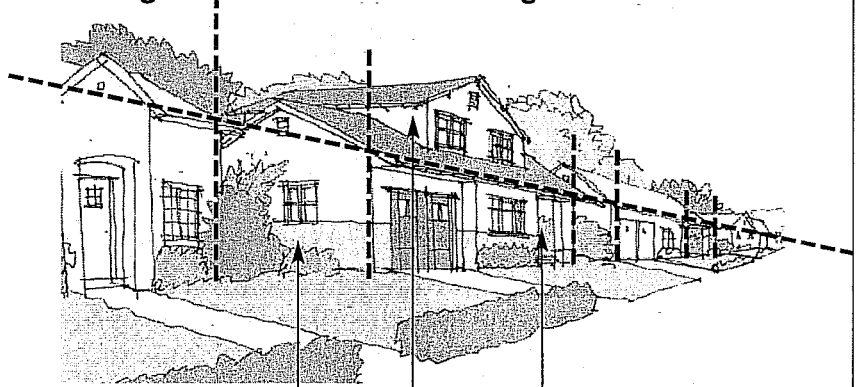


Setbacks of upper floors reduces their visual appearance



Interlocking upper and lower floor forms can make more interesting building composition

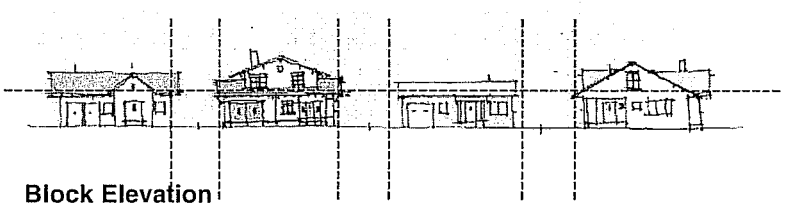
Fitting New Houses into Existing Blocks



Spacing and side yards between houses similar along block

Second story is set back allowing one story eaves height aligns with others along block

Porch under roof facing street similar to other houses along street



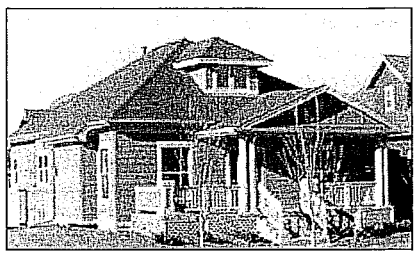
Block Elevation

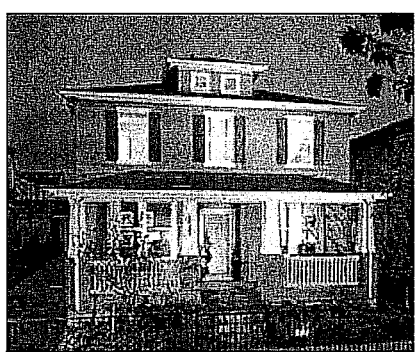
Above: New homes in existing neighborhoods need to respect the surrounding scale and character.

• Certain materials have an inherently inexpensive, insubstantial or garish quality. These materials should not be used in new construction.

Examples include:
Roofs: glazed or painted tiles, highly reflective metal or sheet materials, composition roll roofing
Walls: vinyl, metal, T-111 siding, plywood, other sheet materials

• Wood or hardboard siding, if used, should be shiplap or board-and-batten. Shiplap should be installed so there are no visible joints. Board-and-batten should be installed so there are no visible joints in the underlying "board" material.
• Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials, such as brick or stone, used in projects.





Above: DESIRABLE
(1) This one-story house fits into a single story neighborhood. Some additional space is gained in the attic by using dormer windows.

(2) This house located ina two-story neighborhood actually has three stories. The attic is used by adding a dormer and a single story porch wraps the front of the house to reduce its scale along the sidewalk.

Making Houses One Story in Appearance

1

• Pushes second floor under roof
• Wraps house in one-story porch

2

• Pushes second story to rear
• Uses one-story porch element facing street with dormer windows

3

• Moves second floor to rear of house
• Presents one-story gable to street

4

• Steps back second floor
• Makes massing horizontal in appearance

Left: MAKING HOUSES ONE STORY IN APPEARANCE

These four examples appear to be predominantly one-story in appearance.

1. 1-1/2 Story Design

2. Using Dormer Windows and Single Story Porch

3. Moving Second Story to Rear

4. Stepping Back the Second Floor

Guideline #4

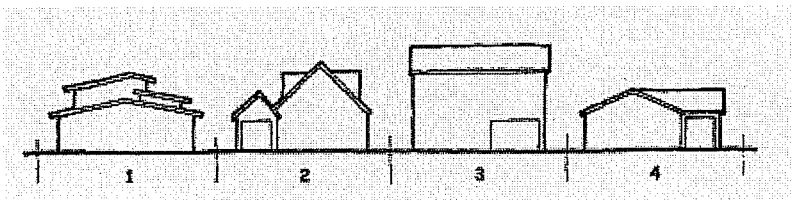
3. Canopy trees: There shall be a minimum of two (2) canopy trees per site. At least one of these trees shall be placed within the front yard. Existing canopy trees and required street trees (as long as they are canopy trees) may be applied toward this minimum. The minimum size shall be four (4) inches in diameter, as measured at breast height, with a minimum height of eight (8) feet. Adjustments to the required location of canopy trees may be made to accommodate an existing tree canopy.

4. Existing trees: Encroachments of new structures into the required side and rear yard setbacks to accommodate existing mature canopy trees are allowed without a variance provided such encroachments do not project by more than 25 percent of the required setback.

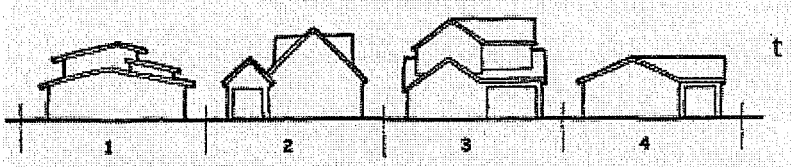
5. Foundation Plantings: All façades shall include foundation plantings along the periphery of the façade, excluding driveway areas. There shall be a minimum planting area of three (3) feet in width landscaped with understory vegetative materials. Foundation plantings may be counted toward the landscape requirements set forth elsewhere in this section.

E. Multi-story structures. Single story houses dominate the single-family homes found within the Conservation District. With the trend toward larger homes, multi-story development and redevelopment is becoming popular in an effort to maximize the useable area of small lots. Floodplain regulations require elevation of structures above a defined flood elevation. Many people elect to build above the required flood elevation to take advantage of the large space left under the structure for garage and storage areas.

This type of larger scale development can dwarf adjacent single story development and disturb the character of an area simply due to the scale and bulk of the new or remodeled home. Attention to massing and scale can help to offset these disturbances and even be used to create the uniqueness that has lead to the creation of the neighborhood character.



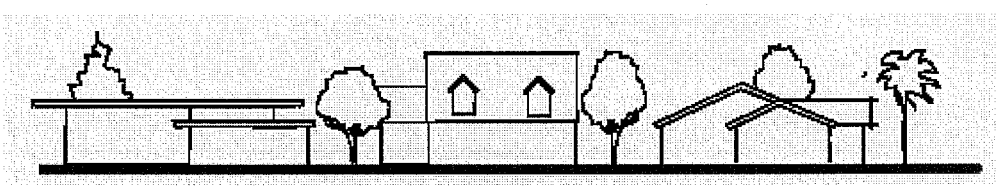
House no.3 appears out of scale because its form is too simple.



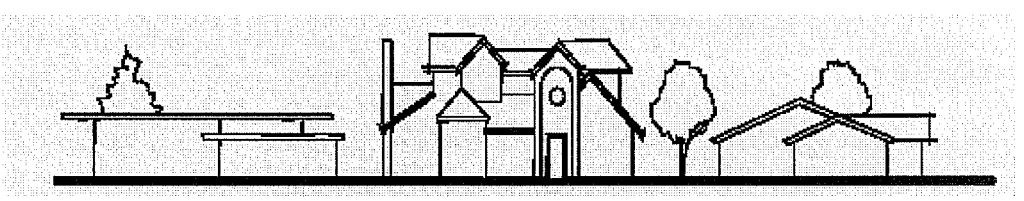
The revised design of House no.3 became compatible with it's neighbors by stepping back the second story and providing variation in the roof and building forms.

The following regulations apply to structures having more than one (1) story, whether each story is for living or habitable area or not:

1. Façade Variations: Repetitive, monotonous, undifferentiated wall planes shall not be permitted. Buildings shall be articulated with projections, recesses, covered entryways, porches, balconies, covered box or bay windows and/or similar features, dividing large facades into human scaled proportions.



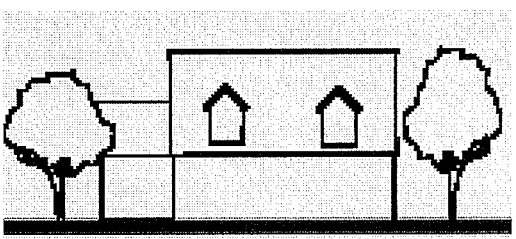
Good Example of providing human scale and compatibility with adjacent home through the use of dormers and maintaining a single roof eave line.



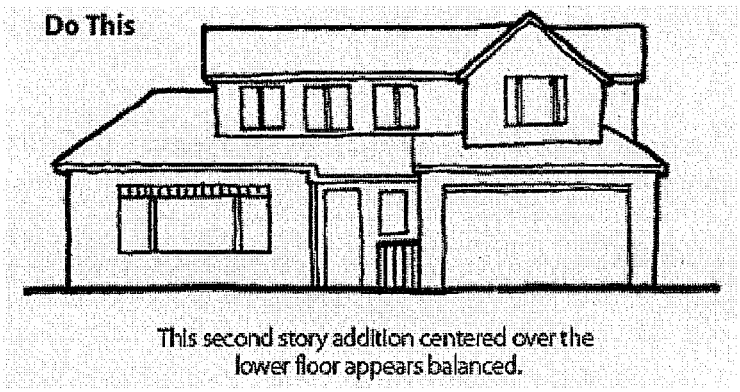
Poor example – While this example does exhibit some standards the entryway is out of scale and there are too many roof pitches.

2. Second story differentiation: The second living or habitable story shall be differentiated from the ground floor, or first living floor in a home required to be elevated to meet FEMA related regulations, by utilizing the following features:

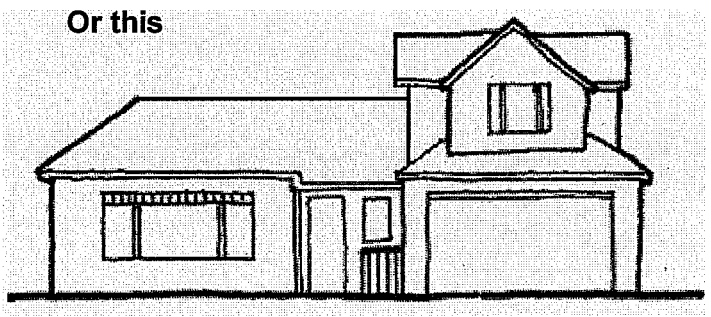
a. Setbacks. The second living or habitable story shall be set back from the side and front building lines of the ground floor, or first living floor in a home required to be elevated to meet FEMA related regulations, by no less than two (2) feet, and shall be centered over the ground floor when not prohibited by required engineering practices and/or FEMA related regulations. The foregoing setback shall not be required where the eave line of the roof, at the façade (or facades in the case of a lot with multiple fronts), is brought down to the ground floor eave line (see illustration below). Dormers shall not make up more than two-thirds (2/3) of the second floor façade width. The only projections allowed into the second story setback area are roof overhangs of no more than 18 inches. No cantilevering of a structure over the front or side of the ground floor shall be allowed.



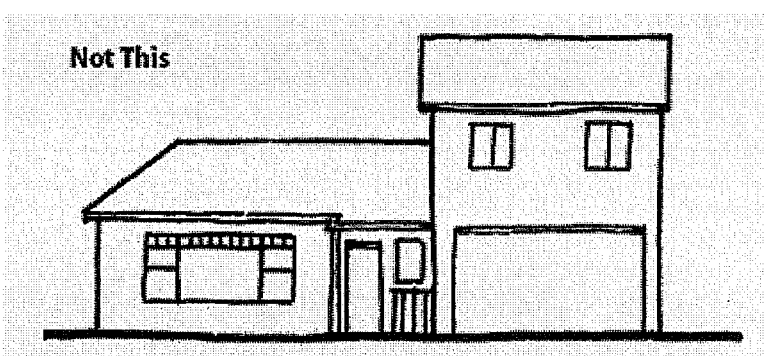
This illustration shows a 2-story house with the eave line of the roof at the first floor level. Dormers are used on the second floor.



This second story addition centered over the lower floor appears balanced.



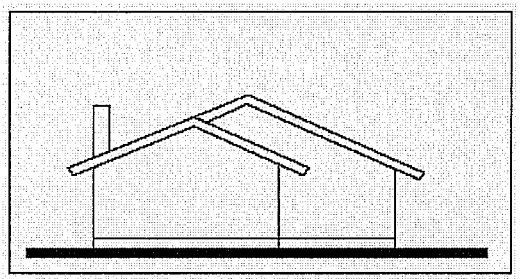
This second story is an example where engineering practices or regulations make it impractical to center the 2nd story addition over the lower floor.



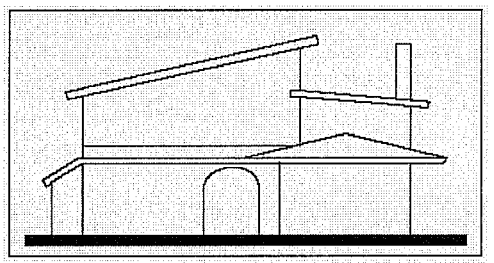
This second story located only over garage appears out of balance.

b. Articulation of the second story. The second living or habitable story shall be articulated in a way that differs from the ground floor, or first living floor in a home required to be elevated to meet FEMA related regulations, through the use of projections, recesses, balconies, covered box or bay windows, awnings and/or similar features.

F. Roofs. Roof shape and type can be the most obvious element in defining the appearance of a house and a neighborhood. When designing a new home or an addition, it is important to consider the massing of roof forms and neighborhood roof patterns and compatibility.



All roof elements should have the same slope.



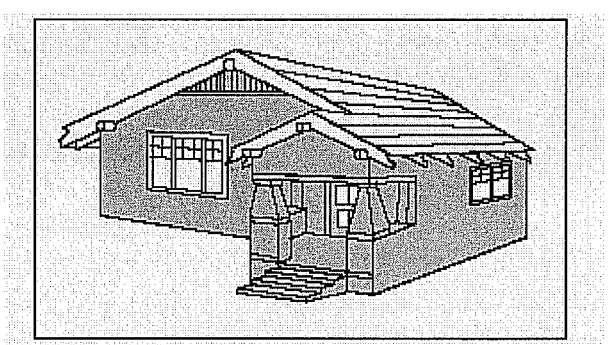
Roof elements with varied slopes result in a building that looks confused and unattractive.

Roofs shall be constructed in accordance with the following:

1. Pitch: Roofs shall have a minimum pitch of 4:12. Mansard and flat roofs shall only be used on structural exposures that will not be seen from a street front, unless the flat roof or mansard is part of an architectural style that routinely uses this feature, such as Spanish and Mediterranean architectural styles.

2. Overhang: A minimum overhang of 12 inches shall be provided for roof eaves. A roof overhang may encroach into the required yard setbacks by a maximum of 18 inches.

G. Setback encroachments. Architectural features may extend into the required front and side yard setbacks by no more than 25 percent of the required yard setback, without a variance. Allowable encroachments extend only to the architectural feature(s). For purposes of this paragraph an open porch shall be an unenclosed area, which may have a pitched roof tied into the main structure.



H. Adjacent homes. When homes built next to one another are similar in appearance with little to no differentiation they take on the appearance of a subdivision or tract home. This is not consistent with the character of the Conservation District. While

many of the homes may have been the same when they were originally built, time has changed their original appearance through remodeling efforts, maturing of landscaping and individualization of the properties by a multitude of different owners. Different techniques should be employed in new construction and redevelopment that give the appearance of individuality.

Adjacent homes shall be constructed in accordance with the following:

When permits for construction of two (2) or more adjacent homes are issued within two (2) years, each later issued permit shall only be issued if the home to be constructed thereunder has at least two (2) of the following, as it relates to the adjacent homes already permitted:

1. Difference in architectural style/type;
2. Difference in roof type (i.e. hip vs. gable);
3. Difference in façade profile; and
4. Difference in footprint orientation.